




Project Information

Building Le Carré B

Beechavenue 162 - 180
Schiphol-Rijk



To let

Office space in Building Le Carré B at RichPort Park in Schiphol-Rijk

Beechavenue 162 – 180, Schiphol-Rijk

Project description

In the modern, small-scale office building Le Carré B located on the high-quality RichPort Park in Schiphol-Rijk, approx. 970 sq m is currently available, divided into fully furnished units located on the 3rd floor and a wing of approx. 482 sq m on the 4th floor.

The building has an unobstructed view towards Schiphol Airport and is equipped with, among other things, a parking garage, a representative entrance, alarm and camera system and a digital access control system. In addition, there is a staffed reception on the ground floor as well as a meeting center with four meeting rooms, varying in size and equipped with modern communication equipment. Le Carré B is provided with energy label A++, which makes the building ready for the future: energy-efficient, sustainable and cost-efficient.

RichPort Park Schiphol-Rijk is an office park in a very well-maintained environment with spacious water features and accompanying greenery. Two hotels are located in the park, including the Radisson Blu hotel with various meeting facilities and a bar/restaurant. The hotels have shuttle bus services to and from Schiphol Airport. The company CompaNanny also has a branch with a day nursery and after-school care (compananny.nl). The park also has a park management organisation. Characteristic of this is a coordinated, joint use of all facilities on a business park. Services such as the maintenance of the public and private areas, the greenery and water facilities and security are provided by the park management organisation on behalf of the cooperative.

Location

The business park is located close to the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam and the N201. The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport and the train station of Hoofddorp are only a few minutes away by car or public transport. Public transport to and from RichPort Park Schiphol-Rijk is operated by Connexxion and R-Net. At the entrance of the park (Fokkerweg/Kruisweg crossing), within close proximity to the offices sits the “junction Schiphol Zuid” where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexxion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp is reachable.

For detailed information, go to connexxion.nl.

Parking

There are sufficient parking places available (on the parking deck and in the parking garage underneath the building) on the basis of a parking norm of 1 place per approx. 40 sq m rented office space. There are 10 charging stations for general use.

Surface area

The total surface area of the building is approx. 3,880 sq m, of which currently available:

3rd floor – office units:

unit 3.4 : approx. 127 sq m

unit 3.5 : approx. 190 sq m

unit 3.6 : approx. 172 sq m

4th floor:

unit 4.2 : approx. 482 sq m

State of delivery

The building/office space features include:

- representative entrance with staffed reception;
- meeting center with four meeting rooms on the ground floor;
- 2 elevators;
- camera system;
- security system;
- suspended ceilings with LED-lighting;
- peak cooling;
- two sanitary facilities on each floor;
- automatic sun blinds.

The office units on the 3rd floor are equipped with furnished workplaces including luxurious sit-stand desks, meeting area's , flat screens, plants and decoration and are available immediately. These units have a shared kitchen and can be rented on a flexible basis.

The building is provided with energy label A++.

Rental price

The rental price for the office space on the 4th floor is € 145 per sq m per year excluding VAT and service charges.

The rental price for the turn-key and furnished office space on the 3rd floor is € 185,-- per m² per year, excluding VAT and service costs.

The rental price for the parking places is € 950 per space per year, excluding VAT.

Lessor and lessee explicitly declare that in determining the rent, the rent level is based on the starting point that lessee will permanently utilise a minimum percentage as determined by law (or at a later stage to be determined) of the leased space for purposes giving right to VAT deductions, so that taxed rent may be opted for.

Service charges

The advance payment for the service costs are € 25 per sq m per year excluding VAT and the advance payment for energy consumption is € 20 per sq m per year excluding VAT. Settlement is done annually on the basis of the actual costs incurred.

Acceptance

At short notice.

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Ground floor entrance and meeting center

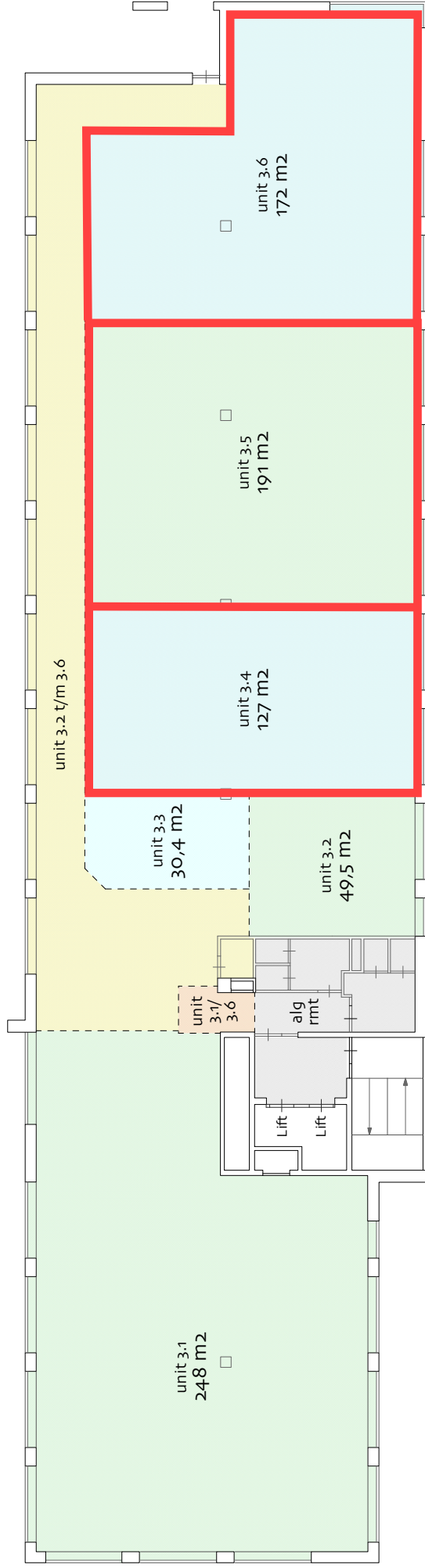


3th floor turn-key office space



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object: Beechavenue 162-180

plaats: Schiphol-Rijk

datum: 8 juli 2024

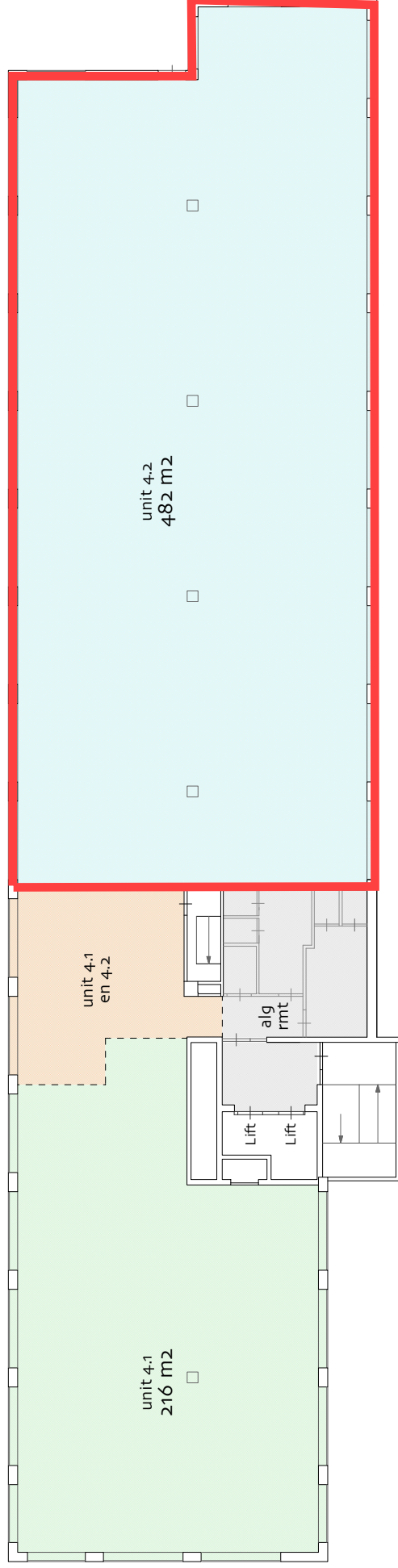
betreft: **VVO per unit**
conform NEN 2580

schaal: 1:225

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NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte

3e verdieping



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